



FUSS & O'NEILL

October 16, 2020

Mr. Brian Groth  
Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Review  
Hudson Logistics Center, Lowell Road  
Tax Map 239, Lot 1; Acct. #1350-949  
Reference No. 03-0249.1930

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the second submission of the materials received between September 11, 2020 and September 24, 2020, related to the above-referenced project. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

The applicant has satisfactorily addressed the majority of the comments from our previous review. Those items that have outstanding issues and need additional information/clarification from the applicant or evaluation and/or input by the Town are included below and highlighted in Bold. Items that have been resolved or have no further Fuss & O'Neill input have been compiled in a separate letter and will be forwarded separately. Please note that comments regarding the stormwater system design were forwarded to the Town and the applicant under separate cover on September 30, 2020.

The following items have outstanding issues that the applicant should address:

1. Site Plan Review Codes (HR 275)

- i. *Former Fuss & O'Neill Comment: The applicant has not provided a detail for ADA curb ramps in sidewalks. The detail should include curb ramps for both 6" and 12" curbing.*

Current Fuss & O'Neill Comment: The applicant has added curb ramp details to the plan set for the 6 inch sidewalk and stated that they have removed the locations required for 12 inch curb. We note there still seems to be a 12 inch curb ramp by the three fire tank and pump houses.

2. Administrative Review Codes (HR 276)

- f. *Former Fuss & O'Neill Comment: HR 289-18.O. The applicant has not shown on the plans nor provided details for a street name sign for Green Meadow Drive at the Lowell Road intersection.*

Current Fuss & O'Neill Comment: The applicant has added the detail to the plan set and noted that the sign is to be reviewed by the Town of Hudson Road Agent prior to

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installation. We note that since Hudson does not have a Road Agent, the applicant should change the note to reference the Public Works Director.

- g. *Former Fuss & O'Neill Comment: HR 289-26.B.(3). The applicant has shown several existing easements on the plan set. Copies of these easements were not included in the review package.*

Current Fuss & O'Neill Comment: The applicant has noted that proposed easements have not yet been prepared. We note that the easements existing to the site were not received as part of the package for review.

3. Subdivision Review Codes (HR 289)

- n. *Former Fuss & O'Neill Comment: The Subdivision plans note that a portion of Steele Road is to be "Discontinued, Released, or Relocated". The applicant should provide further clarification of this action and define the limits of this section of the Steele Road Right-of-way.*

Current Fuss & O'Neill Comment: The applicant has stated that both the project and Town attorneys are discussing the issue and the information will be added to the plans once a resolution is reached.

4. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. *Former Fuss & O'Neill Comment: HR 193.10.D. The applicant has proposed a driveway layout for the first new driveway at Map 234 Lot 35 (Mercury) where WB-67 trucks cannot access without travelling off of the proposed paved surface. The applicant should review the need for a wider driveway entrance at this location with the tenant of that building to allow adequate truck access.*

Current Fuss & O'Neill Comment: The applicant has stated that this driveway leads to a small dead end parking lot therefore they do not believe it is necessary. We note that this driveway also leads to the larger site lot. The applicant should review the need to at least provide a 'no trucks' sign at this entrance to direct trucks to the next driveway.

- e. *Former Fuss & O'Neill Comment: The applicant has proposed retaining walls adjacent to the driveways and the proposed roadway. The applicant has provided a typical detail for the walls but individual designs were not provided. We note that some of these walls are nearly 10 feet tall, and while they are outside of the proposed Town Right-of-way, they pose a risk to the proposed Town roadway if they were to fail. The applicant should provide detailed designs for each proposed wall, stamped by an Engineer licensed in the State of New Hampshire, for Town review prior to construction.*

Current Fuss & O'Neill Comment: The applicant has stated that detailed plans will be provided as part of the building permit. It is our understanding that plans are being updated to make Green Meadow Drive a private road. The applicant will still need to provide detailed wall design plans to the Town for their review and records.

5. Traffic

Fuss & O'Neill did not review the traffic study for this project.

6. Utility Design/Conflicts

- a. *Former Fuss & O'Neill Comment: HR 275-9.E, 276-13, and 289-27.B.(4). The applicant has not provided a sewer design for Green Meadow Drive. We note the Site plan shows proposed sewer lines from*

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*the 3 sites coming to the cul-de-sac but there does not appear to be any sewer designed which this sewer main would connect to on Green Meadow Drive.*

Current Fuss & O'Neill Comment: The applicant has revised the sewer locations and has shown the force mains connecting to the sewer manhole on Sagamore Bridge Road. We note that the applicant has not provided any information about the downstream sewer size and capacity.

- b. *Former Fuss & O'Neill Comment: HR 275-9.E. The applicant has not shown inverts into sewer manholes from various sewer force mains throughout the plan set.*

Current Fuss & O'Neill Comment: The applicant has stated that the invert information will be provided upon competition of the revised sewer layout.

- c. *Former Fuss & O'Neill Comment: HR 275-9.E. The applicant should review the proposed sewer design with the Town of Hudson Sewer Department to ensure that enough capacity exists in the Lowell Road sewer main or other existing sewer mains to handle the flow that will be generated by the proposed project.*

Current Fuss & O'Neill Comment: The applicant has stated that a separate sewer review will be completed for the site.

- h. *Former Fuss & O'Neill Comment: HETGTD 720.5. The applicant has shown pump stations on the proposed site plan and provided a typical detail on the plan set. We note that no design information was provided for the review of these private pump stations and therefore a detailed review of them was not done.*

Current Fuss & O'Neill Comment: The applicant has stated that additional information will be provided as the building demands are completed.

- o. *Former Fuss & O'Neill Comment: The applicant has proposed several fire hydrants to be located within paved areas adjacent to warehouse buildings where it appears trucks could back into them. These hydrants are shown to be protected by bollards, but the applicant should review these locations with the Hudson Fire Department to confirm that these are acceptable.*

Current Fuss & O'Neill Comment: The applicant has noted bollards are typical near the hydrants. We recommend a detail for the bollards be added to the plan set.

## 7. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- ak. *Former Fuss & O'Neill Comment: HR 290-5.K.(22). The applicant has not shown proposed snow storage areas on the plans.*

Current Fuss & O'Neill Comment: The applicant has added snow storage locations to the plan set. We note that the snow storage location on sheet CS128 is beyond the 8 foot fence and therefore may be inaccessible by the plow trucks on site. The applicant should review this location for access.

Please refer to Fuss & O'Neill's stormwater design review letter dated September 30, 2020, for resolution of other comments related to drainage design/stormwater management.

## 8. Zoning (ZO 334)

- a. *Former Fuss & O'Neill Comment: Zoning Ordinance (ZO) 334-14.A. The applicant should provide more detailed building height calculations. The ordinance states that the maximum building height shall be 50 feet and be measured from the average elevation of finished grade within 5 feet of the structure to the highest point of*

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*the roof. Roof elevations have not been provided, and we note that several building grades extend 51'-6" from the finish floor elevation (FFE) to the top of parapet grade (TOP). A large portion of the site grading within 5 feet of the buildings includes finished grade elevations for truck loading docks which are up to 5 feet below the FFE. We are unable to determine if the Ordinance has been met without roof grades being shown on the architectural plans.*

Current Fuss & O'Neill Comment: The applicant has added the building heights to the plan set in the Dimensional Requirements table on sheet CS100. However, we are still unable to confirm that the Ordinance has been met without specific roof heights being shown on the plans. Protuberances such as parapets are not considered when determining building heights so actual roof elevations need to be provided to determine compliance with the Ordinance.

9. Erosion Control/Wetland Impacts

There are no outstanding Fuss & O'Neill comments related to erosion controls and wetland impacts that require additional input or information from the applicant.

10. Landscaping (HR 275.8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

There are no outstanding Fuss & O'Neill comments related to landscaping and lighting that require additional input or information from the applicant.

11. State and Local Permits (HR 275-9.G.)

There are no outstanding Fuss & O'Neill comments related to state and local permits that require additional input or information from the applicant.

12. Other

- a. *Former Fuss & O'Neill Comment: ETGTD Detail R-12. The applicant should provide a curb and sidewalk tip down detail on the subdivision plan for all driveway locations.*

Current Fuss & O'Neill Comment: The applicant has provided these locations and a closer scale drawing. We continue to recommend a detail be provided showing ramp details and detectable warning locations.

The following items require Town evaluation or input:

1. Site Plan Review Codes (HR 275)

- c. *Former Fuss & O'Neill Comment: HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant should provide parking calculations on the plan set showing that the proposed spaces meet the use proposed per the Regulations. The applicant has stated that the required spaces are as required by the planning board but no specific calculations were provided for review.*

Current Fuss & O'Neill Comment: The applicant has stated that parking calculations were based on the Traffic Report that was approved by the NHDOT Bureau of traffic and that they have provided adequate spaces to promote safety, efficiency and peak retail season. The Town should confirm they are comfortable with this approach and evaluate if

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a waiver is needed from this section.

- d. *Former Fuss & O'Neill Comment: HR 275-8.C.(4) The applicant has proposed parking spaces that measure 9 feet by 18 feet. This will require approval by the Planning Board.*

Current Fuss & O'Neill Comment: The applicant had noted this requirement on the plan set and stated that a waiver has been requested from the Planning Board.

- k. *Former Fuss & O'Neill Comment: HETGTD Detail R-8. The applicant has proposed an asphalt pavement section in the Site Plans which includes 8 inches of processed aggregate base course. Hudson details require 12 inches of crushed gravel for driveways.*

Current Fuss & O'Neill Comment: The applicant has revised the base course for the access drive but has kept the 8 inches for passenger car drive aisles and parking stalls. The Town should confirm that they are comfortable with this arrangement.

## 2. Administrative Review Codes (HR 276)

- f. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(9). Boundary dimensions and bearing are not shown on any sheets within in the Site Plan.*

Current Fuss & O'Neill Comment: The applicant has stated that to maintain legibility they are located in the Subdivision plan. The Town should confirm that they are comfortable with this arrangement or if the applicable subdivision sheets should be added to the site plan.

- h. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(17). We were unable to locate any benchmarks within the Site plan. We note that they were provided on the Subdivision plan.*

Current Fuss & O'Neill Comment: The applicant has added a note to the plan set referencing the subdivision plan set for benchmark information. The Town should confirm that they are comfortable with this arrangement or if the applicable subdivision sheets should be added to the site plan.

## 3. Subdivision Review Codes (HR 289)

- i. *Former Fuss & O'Neill Comment: HR 289-28.C. & G. The applicant's roadway typical cross section does not match that of Subdivision Regulation Attachment 3. The applicant has proposed 5 feet between the sidewalk and roadway whereas the detail requires 7 feet. We note that the applicant has also proposed a 5 foot sidewalk instead of the 4 feet recommended.*

Current Fuss & O'Neill Comment: The applicant has stated that they have reviewed the difference with the Town Engineer and he is accepting of the 6 foot island and 5 foot sidewalk dimensions currently proposed. The Town should review the need for a waiver for the Regulation.

## 4. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- c. *Former Fuss & O'Neill Comment: HR 193.10.G. The applicant has proposed two driveways for Map 234 Lot 35 while only one is allowed per the Regulation. We also note that Map 233 Lot 1 would have two driveways because it would also be tied into Wal-Mart Boulevard as well as the proposed Green Meadow Drive.*

Current Fuss & O'Neill Comment: The applicant has stated that they have spoken with

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Town staff and believe that based on the frontage more than one driveway is appropriate. We note the Town should review whether a waiver is required for this Regulation.

5. Traffic

Fuss & O'Neill did not review the traffic study for this project.

6. Utility Design/Conflicts

l. *Former Fuss & O'Neill Comment: The applicant should coordinate with the Town of Hudson Water Utility and Hudson Fire Department to ensure that capacity exists in the Lowell Street water main to meet the water service needs of the proposed development, including both domestic and fire protection needs.*

Current Fuss & O'Neill Comment: The applicant has stated that as final demands become available, capacity assessment to the Town infrastructure will be assessed with the Water Utility and Fire Department.

q. *Former Fuss & O'Neill Comment: The applicant has not provided any details for the proposed water storage tanks.*

Current Fuss & O'Neill Comment: The applicant has stated that when final design is complete by the fire protection engineer, the information will be submitted to the Town for review.

7. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

Please refer to Fuss & O'Neill's stormwater design review letter dated September 30, 2020, for comments related to drainage design/stormwater management.

8. Zoning (ZO 334)

There are no outstanding Fuss & O'Neill comments related to zoning that require Town evaluation or input.

9. Erosion Control/Wetland Impacts

There are no outstanding Fuss & O'Neill comments related to erosion controls and wetland impacts that require Town evaluation or input.

10. Landscaping (HR 275.8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

There are no outstanding Fuss & O'Neill comments related to landscaping and lighting that require Town evaluation or input.

11. State and Local Permits (HR 275-9.G.)

There are no outstanding Fuss & O'Neill comments related to state and local permits that require Town evaluation or input.

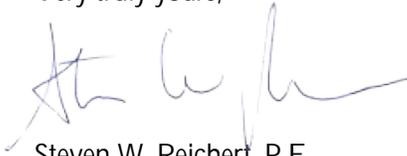
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12. Other

There are no outstanding 'Other' Fuss & O'Neill comments that require Town evaluation or input.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File  
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